138.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,600 / 811,600
					USE VALUE:	811,600 / 811,600
					ASSESSED:	811,600 / 811,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IGO LILLIAN F TRUSTEE
Owner 2:	41 HILLSDALE RD REALTY TR
Owner 3:	
Street 1:	41 HILLSDALE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1855 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5800.000	276,300	700	534,600	811,600
Total Card	0.133	276,300	700	534,600	811,600
Total Parcel	0.133	276,300	700	534,600	811,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 437.52 | /Parcel: 437.52

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 88513

GIS Ref

GIS Ref

Insp Date 09/29/17

!10673!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	276,300	700	5,800.	534,600	811,600		Year end	12/23/2021
2021	101	FV	266,400	700	5,800.	534,600	801,700		Year End Roll	12/10/2020
2020	101	FV	266,400	700	5,800.	534,600	801,700	801,700	Year End Roll	12/18/2019
2019	101	FV	219,800	700	5,800.	564,300	784,800	784,800	Year End Roll	1/3/2019
2018	101	FV	219,800	700	5,800.	415,800	636,300	636,300	Year End Roll	12/20/2017
2017	101	FV	219,800	700	5,800.	398,000	618,500	618,500	Year End Roll	1/3/2017
2016	101	FV	219,800	700	5,800.	368,300	588,800	588,800	Year End	1/4/2016
2015	101	FV	205,500	700	5,800.	308,900	515,100	515,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:09:51

LAST REV

Date	Time
10/10/17	10:01:20
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10673

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERNIER HELEN D	24604-282		6/8/1994		239,000	No	No	Y	

USER DEFINED

Prior Id # 1:	88513
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2007	1140	New Wind	6,865					
7/27/2004	660	Re-Roof	5,000					
8/4/1998	522	Addition	17,000					13X20 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	MEAS&NOTICE	HS	Hanne S
9/29/2017	MEAS&NOTICE	HS	Hanne S
12/2/2008	Meas/Inspect	163	PATRIOT
11/10/1999	Meas/Inspect	263	PATRIOT
6/15/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	90.	1.02	10									534,601						534,600	

Total AC/HA:	0.13315	Total SF/SM:	5800	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	534,601	Spl Credit		Total:	534,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	7 - Brick	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.21603775
Const Adj.:	1.00489950
Adj $ / SQ:	134.420
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375433
Depreciation:	99114
Depreciated Total:	276319

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

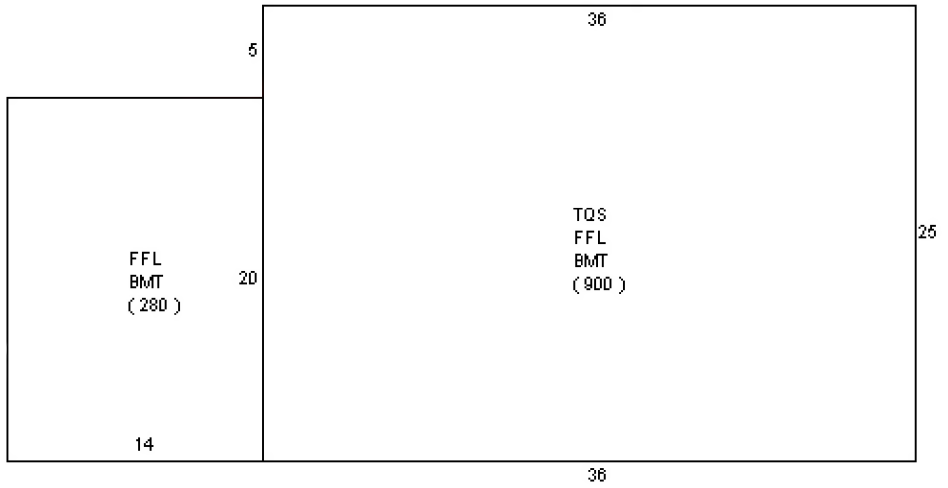
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.42
Special Features:	0	Val/Su Net:	91.04
Final Total:	276300	Val/Su SzAd	148.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,180	40.330	47,585
FFL	First Floor	1,180	134.420	158,615
TQS	3/4 Story	675	134.420	90,733
	Net Sketched Area:	3,035	Total:	296,933
Size Ad	1855	Gross Area	3260	FinArea 1855

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

138.0-0003-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	1999	4.13	T	16	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700